

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction – December 21, 2004  
Public Hearing – January 11, 2005

**CONTACT PERSON/PHONE:** Jorge E. Rousselin, 541-4723

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of Lot 12, Block C, Christy Tract, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-3 (Residential). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: Jose Lopez Castillo & Lidia Corral De Lopez. ZON04-00139 (District 7)

**BACKGROUND / DISCUSSION:**

See attached staff report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF LOT 12, BLOCK C, CHRISTY TRACT, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3 (RESIDENTIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Lot 12, Block C, Christy Tract*, be changed from **R-F (Ranch and Farm) to R-3 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of **January** 2005.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Jorge E. Rousselin, Urban Planner  
Planning, Research & Development

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Watson, Assistant City Attorney

**JOE WARDY**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER



**GEORGE G. SARMIENTO, AICP**  
DIRECTOR

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

December 13, 2004

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Jorge E. Rousselin

**SUBJECT:** ZON04-00139

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The City Plan Commission (CPC), on December 02, 2004, voted **6- 0** to recommend **APPROVAL** of the proposed rezoning from **R-F (Ranch and Farm) to R-3 (Residential)**, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

## **STAFF REPORT**

**Rezoning Case:** ZON04-00139

**Property Owner(s):** Jose Lopez Castillo & Lidia Corral De Lopez

**Applicant(s):** Chacon Development Group

**Representative(s):** Eduardo Valenzuela

**Legal Description:** Lot 12, Block C, Christy Tract

**Location:** 7929 Mansfield Avenue

**Representative District:** # 7

**Area:** 5 Acres

**Present Zoning:** R-F (Ranch and Farm)

**Present Use:** Vacant

**Proposed Zoning:** R-3 (Residential)

**Proposed Use:** Residential

**Recognized Neighborhood Associations Contacted:** Thomas Manor Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	R-F (Ranch-Farm) / Vacant land
<b>South -</b>	C-1/sc (Commercial/special contract); R-3/sc (Residential/special contract) / Residences / Vacant
<b>East -</b>	R-3 (Residential) Residences
<b>West-</b>	R-3/sc (Residential/special contract) / Residences

**Year 2025 Designation:** Residential (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, December 2, 2004,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON04-00139**

**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3 (Residential) in order to permit residences. The property is 5 acres in size and is currently vacant. The proposed site plan shows twenty-three (23) single-family lots to be located on the site. Access is proposed via Mansfield Ave. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received four (4) phone calls for information on the zoning change but no letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to R-3 (Residential).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the **Lower Valley** Planning Area designates this property for **Residential** land uses.

**R-3 (Residential) zoning** permits Residences and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-3 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Residential be compatible with adjacent land uses?

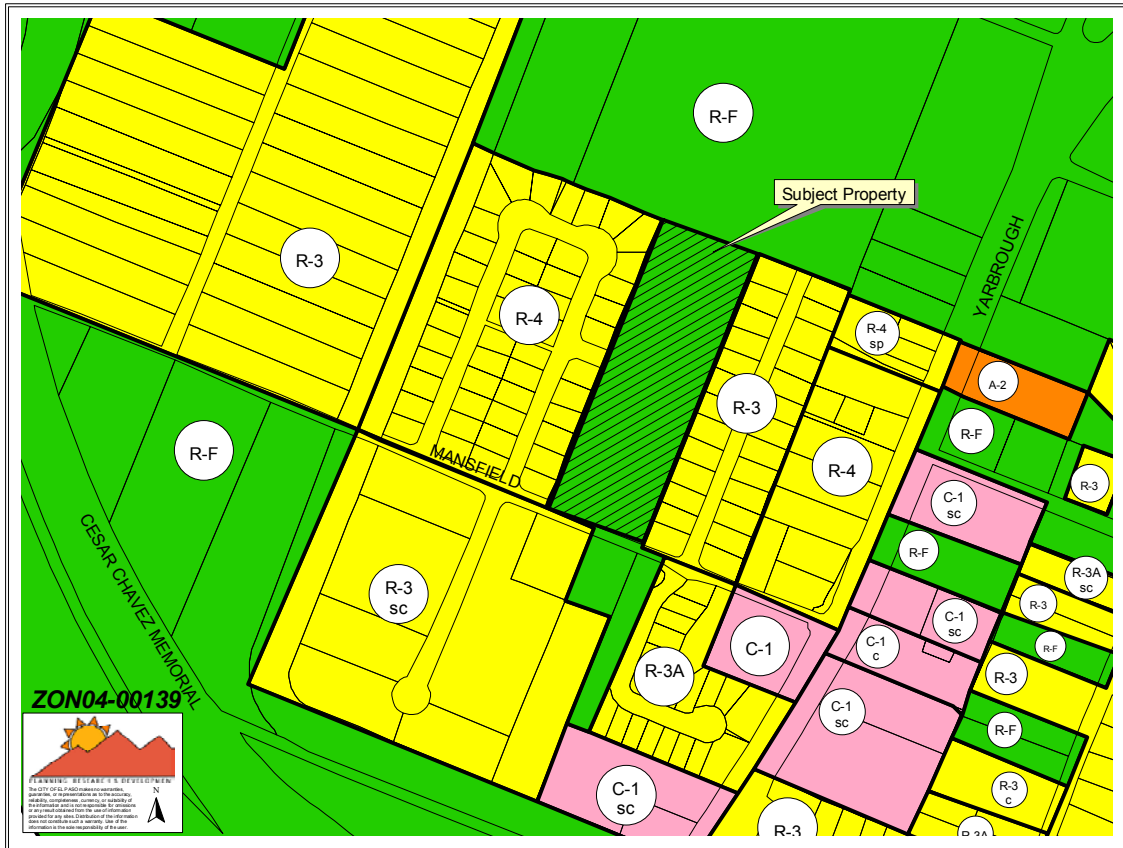
**Information To The Applicant:**

- Building Permits and Inspections Department, Zoning Division Notes:
  - Building Permits and Inspections does not object to the proposed **zone change to R-3** and to the residential use
- Engineering Department, Development Division Notes:
  - See attachment 1
- Engineering, Traffic Division Notes:
  - See attachment 2
- Fire Department Notes:
  - No comments submitted
- El Paso Water Utilities Notes:
  - See attachment 3
- Planning, Research and Development Department Notes:
  - Proposed land use is compatible with adjacent land uses.

**ATTACHMENT:** Location Map; Site Plan; Department Comments.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

## LOCATION MAP

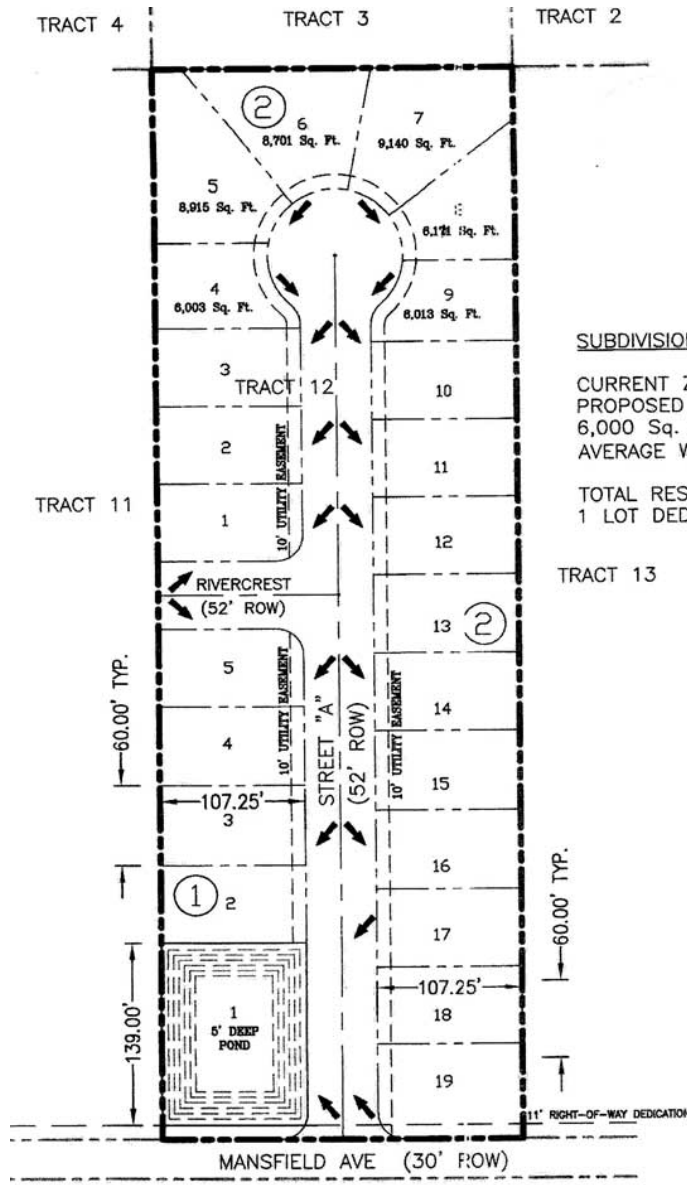


# AERIAL





# SITE PLAN



## SUBDIVISION CONCEPTUAL PLAN

CURRENT ZONING= RF  
 PROPOSED ZONING= R-3  
 6,000 Sq. Ft. LOTS MINIMUM  
 AVERAGE WIDTH 60'

TOTAL RESIDENTIAL LOTS: 23  
 1 LOT DEDICATED FOR POND

TRACT 13

TO: **PLANNING DEPARTMENT**

DATE: **November 12, 2004**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **7929 Mansfield Ave.**

ATTN: **Kimberly Forsyth, Fred Lopez, or  
Jorge Rousselin, Urban Planners**

PROPOSED USE: **Residential.**

**CASE NO.: ZON04-00139 PROPOSED ZONE: R-3A**

**REQUEST: Rezoning from R-F to R-3A**

**LEGAL DESCRIPTION: Lot 12, Blk C, Christy Tract.**

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Handicap accessible Sidewalks ✓, Wheel-chair ramps ✓ will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☒ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto \_\_\_\_\_
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone **C**, Panel **44 B**.

Bashar Abugalyon, P. E.  
Chief Development Engineer

DISTRICT: **7**



JOE WARDY  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**RICK CONNER**  
CITY ENGINEER



November 12, 2004

**ENGINEERING DEPARTMENT**

**CITY COUNCIL**

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**TO:** Fred Lopez, Planner II/Zoning Coordinator  
Kimberly Forsyth, Planner II  
Jorge Rousselin, Planner I

**COPY TO:** Land Development

**FROM:** Traffic Division

**SUBJECT:** **ZONO4-00139 Mansfield Avenue**  
Zoning change from R-F to R-3A

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Regarding the above referenced DCC item, the Engineering Department has the following comments:

- **No apparent traffic concerns to the proposed zoning change.**

**NOTE:**  
**Mansfield Avenue shall be upgraded to City's Standards including sidewalks..**

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina at 541-4223.

## INTEROFFICE MEMORANDUM

To: Kimberly Forsyth  
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: November 19, 2004

Subject: **ZON04- 00139 (Rezoning Case)**  
Lot 12, Block C, Christy Tract (the Property).

Location: 7929 Mansfield Avenue west of Yarbrough Drive.  
Present: R-F (Ranch and Farm); vacant  
Proposed: R-3A (residential): residential

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We have reviewed the zoning change request described above and provide the following comments:

### **General**

Water and sanitary sewer mains exist along Mansfield Avenue between Yarbrough Drive and Riverview Street.

The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.